

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
SPECIAL MEETING HELD ON JUNE 13, 2005
(Approved June 20, 2005)

A special meeting of the Board of Supervisors occurred on Monday, June 13, 2005. Present for the meeting were supervisors Robert F. Preston (exited the meeting at 8:30 p.m.), W. Atlee Rinehart, David K. Leinbach, Jay Doering and Timothy Roland. Also in attendance were Casey LaLonde, Township Manager, John Koury, Jr., Township Solicitor, Walt Woessner, Township Planning Commission and Wayne Grafton, Township Planner. Mr. Preston called the meeting to order at 7:15 p.m.

EXECUTIVE SESSION

Preston requested an executive session at 7:15 p.m. to discuss potential litigation.

The Board reentered the public meeting at 7:20 p.m.

PUBLIC COMMENTS

Sara Frederick inquired as to the status of the opinion of the Lentz, Cantor, Massey law firm on the prospect of adjoining two separate parcels across a PECO right-of-way, as long as PECO becomes a joint applicant on the subdivision project. Specifically, Mrs. Frederick stated that it is the applicants' position that if PECO joins the subdivision, the Walley-Frederick project will meet the minimum 25-acre requirement.

Gail Brown stated that she submitted comments on the draft Zoning Ordinance and has requested discussion on her comments.

TOWNSHIP DRAFT ZONING ORDINANCE DISCUSSION

Township Planner Wayne Grafton called for any additional written comment from the Task Force on the draft Zoning Ordinance. Written comments were submitted by Jay Doering, Robert Preston, Walt Woessner and resident Gail Brown. The written comments were discussed by the Board and Task Force members.

Michael Alexis of 1007 Kulp Road questioned the lot acreage requirement for horses. He stated the Ordinance is confusing and needs to be clarified. The Task Force responded that the definition has been changed to clarify the issue.

It was Board of Supervisors consensus that three (3) acres of the gross tract are required for the first (1st) large hoofed animal with a one hundred foot (100') setback requirement. One (1) additional acre is required for one (1) additional large hoofed animal. Current Zoning requires two (2) acres for the first large hoofed animal with a one hundred fifty foot (150') setback requirement, with one (1) additional acre for one (1) additional animal.

The Board requested a meeting with Heath Eddy and David Ward (both of Chester County Planning Commission), Wayne Grafton, David Leinbach, Tim Roland and Casey LaLonde to discuss the County's recent Vision Partnership Program review letter.

On another Zoning issue, the Board discussed the NV Homes Zoning Hearing application, requested a variance from the height limitation of 35', as a part of the Coventry Glen townhouse development on Old Schuylkill Road. NV Homes requests a variance to allow a height of 42' for all of the development's townhouses. Leinbach made a motion to oppose the application and have the Township Solicitor attend the hearing to represent the Board. Doering seconded the motion. The motion carried 4-0.

The next Zoning Ordinance Task Force meeting shall be scheduled for Wednesday, June 29, 2005 at 7:15 p.m.

ADJOURNMENT

The meeting recessed into executive session at 9:50 p.m. to discuss personnel and potential litigation.

At 10:10 p.m., the Board re-entered the public meeting and adjourned.

Respectfully submitted,

David K. Leinbach
Secretary